



Total area: approx. 1288.2 sq. feet

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



Humber Gardens Wellingborough NN8 5WE

Freehold Price £380,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

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Northants NN8 1BS
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Irthlingborough Office
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Offered in excellent condition throughout is this four bedroom detached house which is situated in the popular residential area of Gleneagles. The property benefits from a refitted 14ft kitchen/breakfast room with built in appliances, uPVC double glazed doors and windows, a refitted bathroom and a private west facing rear garden. The property further offers wooden flooring to the downstairs, a cloakroom, an ensuite shower room to the master bedroom and built in wardrobes to two bedrooms. Viewing is highly recommended to appreciate the internal condition and rear garden. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, bedroom one with ensuite shower room and three further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via entrance door.

Entrance Hall

Stairs to first floor landing with understairs cupboard, radiator, door to garage, wooden floor, door to.

Cloakroom

Comprising low flush W.C., wash hand basin, obscure window to side aspect, radiator, wooden floor.

Lounge

16' 7" into bay x 10' 10" max (5.05m x 3.3m)

Box bay window to front aspect, fitted fireplace with electric coal fire effect, T.V. point, wooden floor, radiator, through to.

Dining Room

10' 10" x 9' 3" (3.3m x 2.82m)

uPVC double doors to rear garden, radiator, wooden floor, door to.

Kitchen/Breakfast Room

14' 2" x 9' 1" (4.32m x 2.77m)(This measurement includes the area occupied by the kitchen units.)

Comprising single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric oven and gas hob with extractor fan over, plumbing for washing machine, radiator, window and door to rear garden, laminate flooring, breakfast bar.

First Floor Landing

Airing cupboard housing hot water cylinder, access to loft space, doors to.

Bedroom One

12' 1" x 11' 0" (3.68m x 3.35m)

Window to front aspect, radiator, built in wardrobes with mirror front and bedside cabinets, two chest of drawers, door to.

Ensuite

Comprising tiled shower enclosure, wash hand basin set in vanity unit, low flush W.C., obscure window to front aspect, extractor fan, towel rail.

Bedroom Two

12' 5" max x 10' 11" max (3.78m x 3.33m)

Window to front aspect, radiator, built in mirror fronted wardrobes.

Bedroom Three

9' 4" x 7' 9" (2.84m x 2.36m)

Window to rear aspect, radiator.

Bedroom Four

9' 5" max x 7' 5" plus wardrobe recess area (2.87m x 2.26m)

Window to rear aspect, radiator.

Bathroom

Comprising panelled bath with shower attached, low flush W.C., wash hand basin set in vanity unit, obscure window to rear aspect, tiling to walls, obscure window to rear aspect, heated towel rail, extractor fan.

Outside

Front - Block paved driveway to garage, hedging, plants.

Single garage - Up and over door, wall mounted gas fired boiler serving central heating and domestic hot water, work surface, space for tumble dryer and freezer, door to entrance hall.

Rear - Private and west facing, patio area running width of the property, various shrubs, plants, trees and flowers, water tap, conifer screening, pedestrian gated access, wooden shed, second patio area.

Energy Performance Rating

This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band E (£2,896 per annum. Charges for 2026/2027).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

